

Roger W Dean & Company Ltd

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Roger Dean

***Estate Agents
Valuers***

Visit our web site – www.roger-dean.co.uk

23 Hazelwood Road Woodhouse Park



‘A Two Bedroomed Mid Mews Home Family Home’

- **No onwards chain**
- **uPVC double glazed windows**
- **Ground floor wc**
- **Lounge**
- **Fitted kitchen**
- **Two bedrooms**
- **Bathroom/wc with shower**
- **Off-road parking**
- **Close to transport links**
- **Gas fired central heating**
- **Viewing recommended**
- **EPC C**

Price: £215,000

A well-presented two bed roomed mid mews home which would suit a first-time buyer or investor looking to add to their portfolio. The property comprises entrance hall, ground floor wc, lounge, fitted kitchen, two bedrooms and a family bathroom/wc with shower. The property offers an off-road parking space and gardens to the rear completes the picture. Conveniently situated for a wide range of amenities including local shops/markets at Civic Centre, leisure/entertainment activities at The Forum and The Woodhouse Park Lifestyle Centre, health centre, business parks/office centres at Styal Road, Ringway Road and Simonsway, access to the national motorway network, Metrolink system, Manchester International Airport (hotels/rail station) and schools – all of which are within a radius of three miles or so. Manchester and Stockport are some nine/six miles distant respectively both of which provide a more comprehensive range of leisure/entertainment/recreational activities catering for the majority of tastes. Call us now for an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, turn left onto Shadow Moss Road, turn right onto Cornishway, left onto Ravenscar Crescent, left onto Carsdale Road, turn right onto Hazelwood Road where the property will be found on your right-hand side

Entrance hall

Central heating radiator, laminate flooring.

Ground floor wc

5'3 x 2'9 Suite in white comprising close coupled wc, pedestal wash basin with tiled splash back, central heating radiator, uPVC double glazed window.

Lounge

25'4 x 11'8 Central heating radiators, uPVC double glazed window and patio door, power points, tv point, feature electric fire with ornamental stones, door to under stair storage cupboard, laminate floor.

Kitchen

8'6 x 6'8 Fitted with a range of base and wall cupboards, providing storage and work surfaces, wall mounted Ideal central heating boiler, stainless steel single drainer sink unit with mixer tap, integral electric oven with gas hob and extractor hood above, plumbing for washing machine and space for under counter fridge-freezer, power points, uPVC double glazed window.

Stairs with handrail to Landing: power point, access to loft area.

Bedroom 1

14'2 x 9'8 Central heating radiator, uPVC double glazed window, power points.

Bedroom 2

11'4 x 9'8 Central heating radiator, uPVC double glazed window, power points.

Bathroom/wc

7'2 x 4'10 Fitted with a white suite comprising bath with shower over, pedestal wash basin, close coupled wc, fully tiled walls, uPVC double glazed window, central heating radiator.

Outside

Access to allocated off road parking space nearby.

Rear garden

Patio and lawn area, enclosed within fencing. Two access gates.

Tenure

Leasehold

Ground rent

£140.00pa

Service Charge

£118.55pa

Council Tax

Band A – Manchester CC

Possession

On completion

Postcode

M22 0AD

Purchase Price

£215,000

Viewing Arrangements

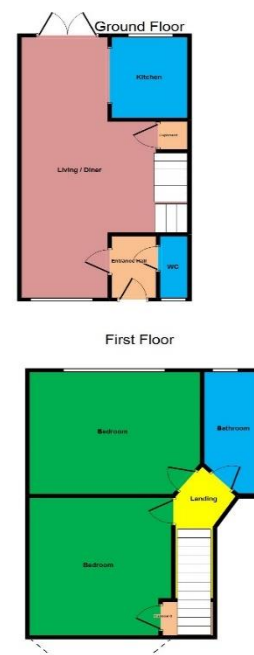
By appointment with the agents.

Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.

Note

Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a gas safe registered gas engineer.



Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.